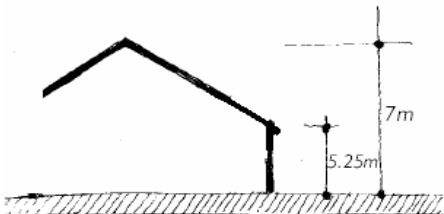
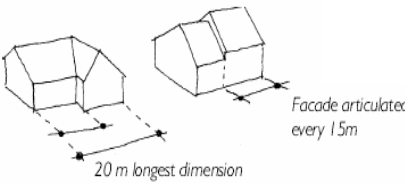


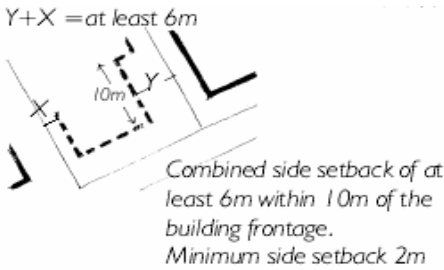
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Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure new development is not detrimental to the area's character.</p>	 <p>Height of streetside façade 5.25m above natural ground level or less. Absolute height of building 7m above natural ground level or less.</p>		<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">Y/N</div>	<p>For applications where height is an issue, the application should be accompanied by appropriate survey information.</p>
<p>Building Bulk and Mass Ensure new development does not compromise the characteristic scale and pattern of the area.</p>	<p><i>Examples of articulation</i></p>  <p>20 m longest dimension Facade articulated every 15m</p>	<p>Maximum dimension on plan (length or width) 20m. Façade articulation every 15m.</p> <p><i>Verandahs at ground floor break up the mass of the building.</i> <i>Break down the mass of the building by changes in the height, eavesline or building footprint at least every 15m of building frontage.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">Y/N</div>	

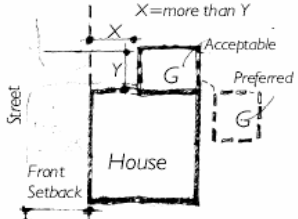
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<p>Setbacks Ensure development reflect the area's characteristic and valued pattern of buildings within landscaped lots.</p>	<p>Front setback from property boundary to street of 6m.</p>  <p>$Y+X = \text{at least } 6m$</p> <p>10m</p> <p>Combined side setback of at least 6m within 10m of the building frontage. Minimum side setback 2m</p>	<p>By setting back the highest part of the building as far as possible from the street its intrusion on the area's small scale is limited. Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

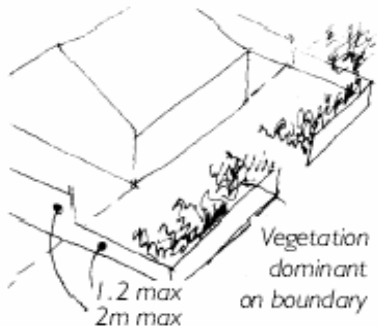
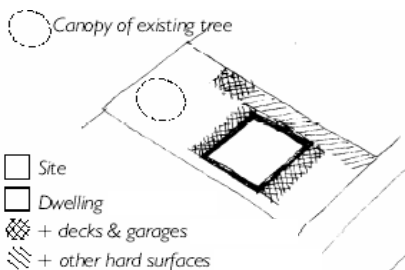
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<p>Car Parking, garages and other outhouses Ensure car parking, garages and other outhouses are not detrimental to the character of the area.</p>	 <p><i>If the garage has a greater setback than 10m from the front boundary, then the garage can have a nil setback to the side boundary, provided that all other performance standards are met and there is no other detriment is caused.</i></p>	<p>Garages and other outhouses setback at least 6m from the street or the same distance behind the façade as the width of the garage/outhouse, whichever is the greater. Garage width 6m or less where visible from the street.</p> <p>Visitor parking allowed on street where it can be accommodated where it allows for unobstructed flow of pedestrians and lies entirely outside the canopy of existing trees. Off street parking encouraged. Garage width 6.5m or less</p>	<p style="text-align: center;">Y/N</p>	
<p>Building Materials and Colours Ensure development respects the character of the area and does not visually overwhelm its setting and minimises its impact on the area's hydrology.</p>	<p>Use natural, less processed materials such as timber, render or masonry for the walls, unrendered brickwork or blockwork is not acceptable. Non reflective materials such as corrugated iron or appropriate colourbond for the building and verandah roof. Shiny reflective materials are to be avoided.</p>	<p><i>Use combinations of appropriate colours can enhance the area's character. For example, sparing use of darker or stronger colours to pick out details such as window frames and verandah details.</i></p> <p><i>Form driveways in a permeable material such as scoria or gravel which is better from both an ecological and character perspective.</i></p>	<p style="text-align: center;">Y/N</p>	

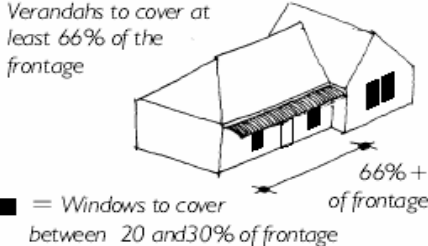
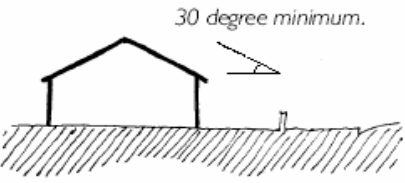
Character Area 8 (Page 4 of 5)

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<p>Landscaping and Fencing Ensure development reflects the buildings in landscape character of the area and that buildings can provide passive surveillance to the street.</p>	 <p>Cottage landscaping to provide green "soft" foreground to development and provides the dominant element of the property boundary when viewed from the street. Fences should be at least 50% visually permeable. Fences forward of the streetside façade should be no more than 1.2m high. Fences behind the front façade no more than 2m high.</p>	<p>Seek horticultural advice about appropriate species selection and how to ensure the long term vitality of the plants. Retain all significant vegetation on site except environmental weeds as defined by DSE. Ideally development should result in a net gain in tree canopy. Use flowering shrubs and trees to add seasonal interest.</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div>	
<p>Site Coverage Ensure new development respects the pattern of building and open space characteristic of the area.</p>	 <p>Site Coverage: Buildings 40% or less Buildings, garages, decks and other covered land 50% or less All hard surfaces 60% or less No impermeable surfaces or changes in level under the drip line of existing trees</p>	<p><i>Ideally, re-development should not result in a net gain in areas covered by impermeable surfaces.</i></p>	<div style="border: 1px solid black; padding: 5px; text-align: center;">Y/N</div>	

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<p>Frontage to Street Ensure buildings are aligned to street and provide it with an attractive and active edge that also offers passive surveillance to the street.</p>	<p>Verandahs to cover at least 66% of the frontage</p>  <p>■ = Windows to cover between 20 and 30% of frontage</p> <p>66%+ of frontage</p>	<p>Windows visible from the street to have vertical orientation and cover between 20 and 30% of the street façade. Service boxes and storage areas not visible from the street.</p> <p><i>Allow direct access from the dwelling's main habitable rooms to outdoor space.</i></p>	<p style="text-align: center;">Y/N</p>	
<p>Roof Pitch and alignment Ensure development responds appropriately to the predominant roof character.</p>	 <p>30 degree minimum.</p>	<p>Roof pitch at least 30 degrees. No requirement on alignment.</p> <p><i>Pitch verandahs at a lesser degree than roofs.</i></p>	<p style="text-align: center;">Y/N</p>	